

How to Calculate Building fees for a Commercial Tenant Finish

The City of Louisville is currently under the 2012 International Codes (adopted 03/31/2014) and 2011 NEC

A. Building Fee: Based off total Valuation which includes: Materials, Labor, & Profit

<u>TOTAL VALUATION</u>	<u>FEES</u>
\$1.00 to \$500.00	\$0.00 as per Sec. 15.04.060.14(e)LMC
\$500.01 to \$2,000.00	\$28.00 for the first \$500.00 plus \$4.00 for each additional \$100.00 or fraction thereof, to and including \$2,000.00.
\$2,000.01 to \$25,000.00	\$82.00 for the first \$2,000.00 plus \$16.00 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00.
\$25,000.01 to \$50,000.00	\$400.00 for the first \$25,000.00 plus \$12.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00.
\$50,000.01 to \$100,000.00	\$700.00 for the first \$50,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00.
\$100,000.01 to \$500,000.00	\$1000.00 for the first \$100,000.00 plus \$6.00 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00.
\$500,001.00 to \$1,000,000.00	\$4000.00 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00.
\$1,000,000.01 and up	\$6000.00 for the first \$1,000,000.00 plus \$4.00 for each \$1,000.00 or fraction thereof.

***Minimum Building permit fee is \$82.00 for Minor and single trade permit**

Note: Valuation shall be based upon the August 2012 edition of the ICC Building Valuation Data as updated on the ICC website www.iccsafe.org

B. Plan review is 65% of building fee (from Building Fee above)

C. Combination Trade Permit Fees:

First one: 20% of building fee (from above) example Electrical

Second one: 10% of building fee (from above) example Plumbing

Third one: 10% of building fee (from above) example Heating and Cooling

D. Impact Fees: For Commercial Buildings (see breakdown of fees for categories below) Fees will be charged with the 1st tenant after Core & Shell or at the time of New Build when the tenant is known See Appendix A Ordinance # 1602 Series 2011 effective Jan 2, 2012.

Use Category	Municipal	Transportation	Total *
Nonresidential (Per sq ft of floor area)			
Com/shop Ctr 50,000 SF or less	\$0.27	\$0.43	\$0.70
Com/shop Ctr 50,001-100,000 SF	\$0.24	\$0.38	\$0.62
Com/Shop Ctr 100,001-200,000 SF	\$0.21	\$0.33	\$0.55
Business Park (R & D)	\$0.30	\$0.19	\$0.49
Medical-Dental Office	\$0.39	\$0.53	\$0.91
General Office 50,000 SF or less	\$0.37	\$0.23	\$0.60
General Office 50,001-100,000 SF	\$0.35	\$0.19	\$0.55
General Office 100,001-200,000 SF	\$0.33	\$0.17	\$0.50
Hospital	\$0.30	\$0.24	\$0.54
Mini-Warehouse	\$0.0004	\$0.04	\$0.0404
Warehousing	\$0.09	\$0.05	\$0.14
Manufacturing	\$0.17	\$0.06	\$0.23
Light Industrial	\$0.22	\$0.10	\$0.32
Nonresidential (per unique indicator)			
Lodging (per room)	\$42.00	\$82.00	\$124.00
Elementary School (per student)	\$8.00	\$19.00	\$27.00
Secondary School (per student)	\$8.00	\$25.00	\$33.00
Day Care (per student)	\$15.00	\$65.00	\$81.00
Nursing Home (bed)	\$35.00	\$35.00	\$69.00

**The sum of rows does not exactly equal the total due to rounding of numbers up or down.*

The amount stated in the total column is the amount due.

E. Water Tap Fee: See Water Tap Application — *Only if a larger tap is needed*

Contact Public Works for more information 303-335-4608

F. Sewer Tap Fee: 50% of Water Tap Fee — *Only if a larger tap is needed*

Contact Public Works for more information 303-335-4608

G. Boulder County Use Tax: 0.985% of 50% of Total Valuation

H. City of Louisville Use Taxes: 3.5% of 50% of Total Valuation

I. Louisville Fire Protection District Plan Review and Permit Fees

Contact Chris Mestas, Fire Marshall 303-666-8809 — City of Louisville will collect these fees at time of building permit issuance

J. Elevator Plan Review, Inspection and Acceptance fees \$800.00 for new elevators only

L. Application and Development Review Fees

Contact Planning 303-335-4592

		Example	
		Valuation of \$800,000	
Building Permit Fees (See A)	<hr/>	\$ 5,500.00	
Plan Check Fee (See B)	<hr/>	\$ 3,575.00	
Combination Trade Fees (See C)			
Electrical Fee (1st trade) if applicable	<hr/>	\$ 1,100.00	
Plumbing Fee (2 nd trade) if applicable	<hr/>	\$ 550.00	
Mechanical Fee (3 rd trade) if applicable	<hr/>	\$ 550.00	
Impact fees: (See D above) To be determined by planning			
Use Category x # of Square Feet	<hr/>	\$ 0.00	Only for a change in use
Water Tap Fees: (See E)	<hr/>	\$ 0.00	Only for a larger tap size
Sewer Tap Fees: (See F)	<hr/>	\$ 0.00	Only for a larger tap size
Boulder County Use Tax (See G)	<hr/>	\$ 3,940.00	
City of Louisville Use Tax (See H)	<hr/>	\$ 14,000.00	
Louisville Fire Protection Fees (See I)	<hr/>	\$ 500.00	Example - fees will vary.
Elevator Plan Review Fee (See J)	<hr/>	\$ 0.00	Only for a new elevator
TOTAL BUILDING FEES for a Commercial Tenant Finish		\$ 29,715.00	

These fees are for an estimate only: Please check with the Planning and Building Safety Divisions for exact fees for your specific project.
There may be additional development or land use fees and Public Improvement Costs. (See Planning 303-335-4592)

Other Inspections and Fees:

(Resolution 78 Series 2014 Table 8)

Item	Description	Cost	Note
1.	Inspection outside of normal business hours	\$47.00 ¹ / hour	Minimum charge: 2 hours
2.	Re-inspection fees assessed	\$47.00 ¹ / hour	
3.	For use of outside consultants for plan checking and inspections or both	Actual cost ¹	
4.	Single trade permit fee minimum	\$82 .00	\$47 inspection plus \$35 administrative cost
	Additional plan review required by changes, additions or revisions to plans	\$100.00 / hour	Minimum charge: 1 hour

¹Actual costs include administrative and overhead costs.